

Delaware State Planning Coordination - Review by Review - Page 1 of 8

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3080 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3080. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.delawarestate.de.us/dmrc/2000/
www.dover.state.de.us/DNREC.htm
www.dover.state.de.us/DEP.htm
www.state.de.us/legis.htm

1. Project Title/Name	84 LUMBER COMPANY		
2. Location	R.R. 2, BOX 8, ROUTE 26, CLARKSVILLE, DE		
3. Parcel Identification #:	1-34-11-197,198	4. County or Local Jurisdiction Name:	SUSSEX COUNTY
5. Owner's Name:	Pierce Hardy Limited Partnership		
Address:	1019 ROUTE 519		
City:	EIGHTY FOUR	State:	PA
Phone:	724-228-3636	Fax:	724-229-9239
			Email: torosa@84lumber.com
6. Applicant's Name:	Pierce Hardy Limited Partnership		
Address:	SAME AS #5		
City:	State:	Zip:	
Phone:	Fax:		Email:
7. Engineer/Surveyor Name:	SURVEYOR: LAND TECH, INC. (CELTON MURRAY)		
Address:	118 ATLANTIC AVENUE		
City:	OCEANVIEW	State:	DE
Phone:	302-539-2366	Fax:	302-539-2499
NOTE:	NOTE: ENGINEER HAS NOT BEEN HIRING YET BUT WE ARE LOOKING FOR A PROFESSIONAL FROM CHRISTINA TOROSA.		
8. Please Designate a Contact Person, including phone number, for this Project:	CHRISTINA TOROSA, E.G. 724-228-3636		

Information Regarding Site:

9. Area of Project(Acres +/-): 23.10 ACRES10. According to the State Strategies Map, in what Investment Strategy Level is the project located? Community Developing Environmentally Sensitive DEVELOPING AREA
 Secondary Developing Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.

12. Present Zoning: AR-113. Proposed Zoning: COND. USE14. Present Use: VACANT LAND15. Proposed Use: LUMBER YARD16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
VACANT LAND

17. Comprehensive Plan recommendation:

If in the County, which areas, according to their comprehensive plan, is the project located in:

New Castle Kent Sussex Suburban Inside growth zone Town Center Suburban Reserve Outside growth zone Developing Other Envir. Sensitive Dev. District Low Density 18. Water: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name:

What is the estimated water demand for this project?

How will this demand be met?

19. Wastewater: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name:

EXPANSION OF

41,400 S.F. STORAGE >

EXISTING

20. If a site plan please indicate gross floor area: 41,560 S.F. RETAIL > 24,000 S.F. OFFICE / B4 LUMBER21. If a subdivision: Commercial Residential Mixed Use

22. If residential, indicated the number of number of lots/stunts: Gross Density of Project: Net Density

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

N/A

Target Population (check all that apply):

Renter-occupied units

- Family
 Active Adult (check only if entire project is restricted to persons over 55)
 Owner-occupied units
 First-time homebuyer - If checked, how many units
 Move-up buyer - If checked, how many units
 Second home buyer - If checked, how many units
 Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:

Square Feet:

Proposed Use: % of Impervious Surfaces:

Square Feet:

25. What are the environmental impacts this project will have?

NONE

How much forest land is presently on-site?

How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? Yes NoIs the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes NoDoes it have the potential to impact a sourcewater protection area? Yes No26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres
 Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes NoHas the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No28. Are there streams, lakes, or other natural water bodies on the site? Yes NoIf the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)If "Yes", have the water bodies been identified? Yes NoWill there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe:

29. Does this activity increase an or impact any tax ditch, public ditch, or private ditch (ditch that transports water off-site)?
 Yes No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site:

DETENTION POND

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): TAX DITCH

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

31. Is open space proposed? Yes No If "Yes," how much? Acres Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

33. Is any developer funding for infrastructure improvements anticipated? Yes No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

36. Will this project generate additional traffic? Yes No THIS IS NOT REQUIRED PER DEL DOT

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season.

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

ENTRANCE ON RT 26

29. Does this activity increase on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No

If yes, please list name:

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DETENTION POND

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TOTAL P.06

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38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. HAS FRONTAGE ON STATE ROUTE 26 WHICH WILL HAVE FUTURE WIDENING. ARE WILLING TO ACCEPT WIDENING.

40. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

41. Is this site in the vicinity of any known historic/cultural resources or sites? Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Site (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes No

If yes, please list them:

44. Please make note of the time-line for this project:

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

D. R. Beeler
Signature of property owner or contract buyer as per D. R. B.

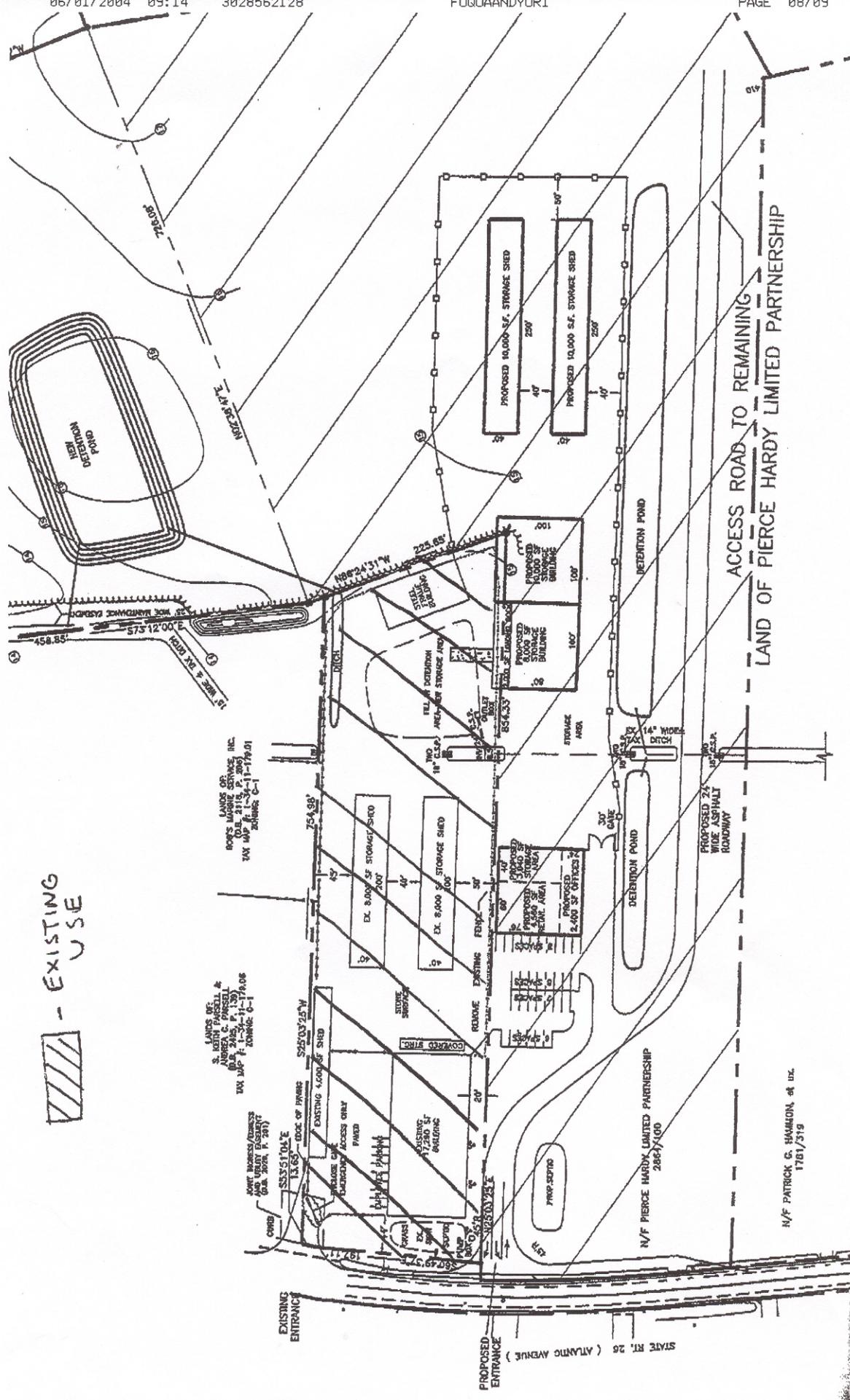
5-27-04
Date

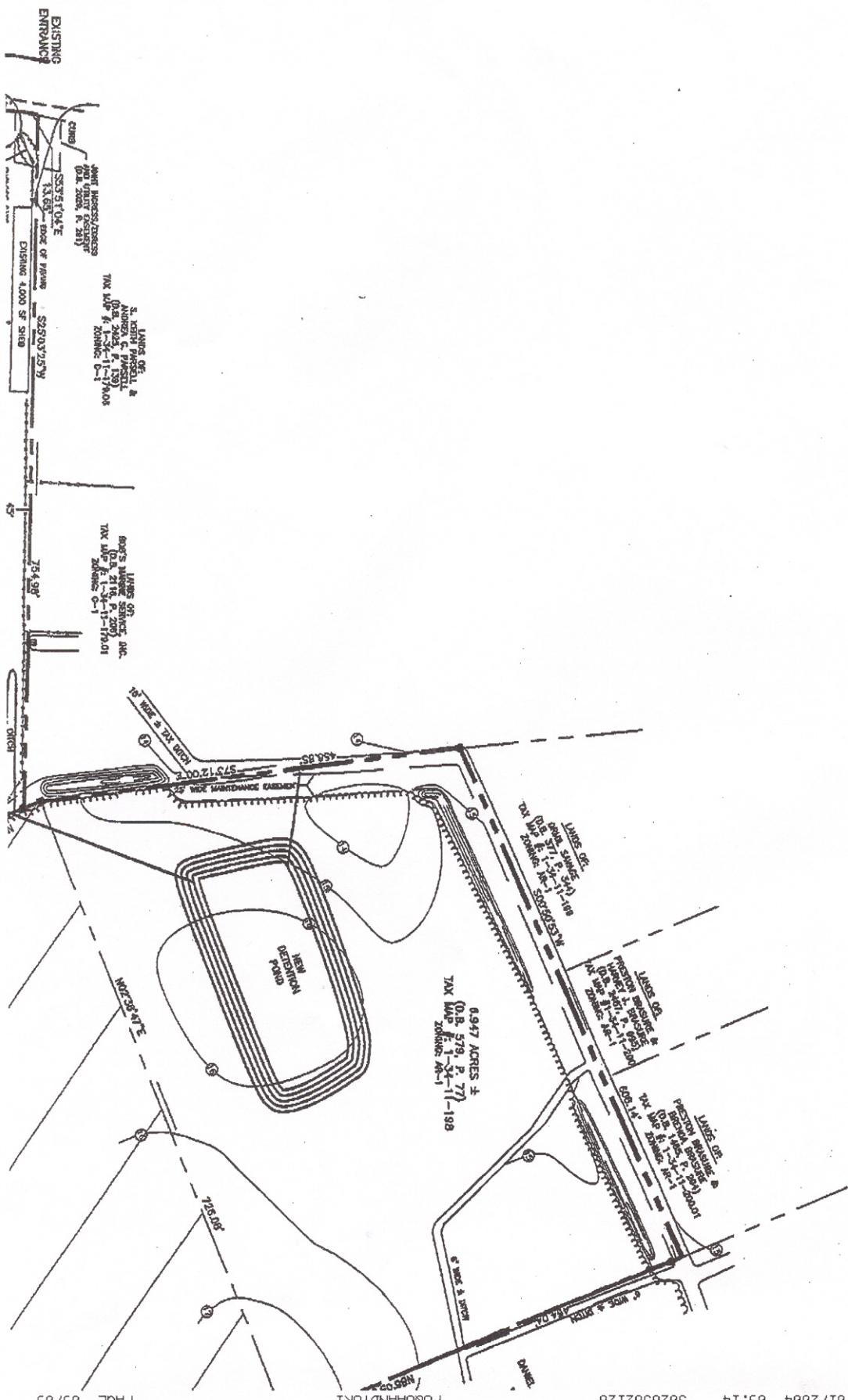
Signature of Person completing form
(If different than property owner)

Date

This form should be returned to the Office of State Planning electronically at Dorothy.montalvo@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

EXISTING USE

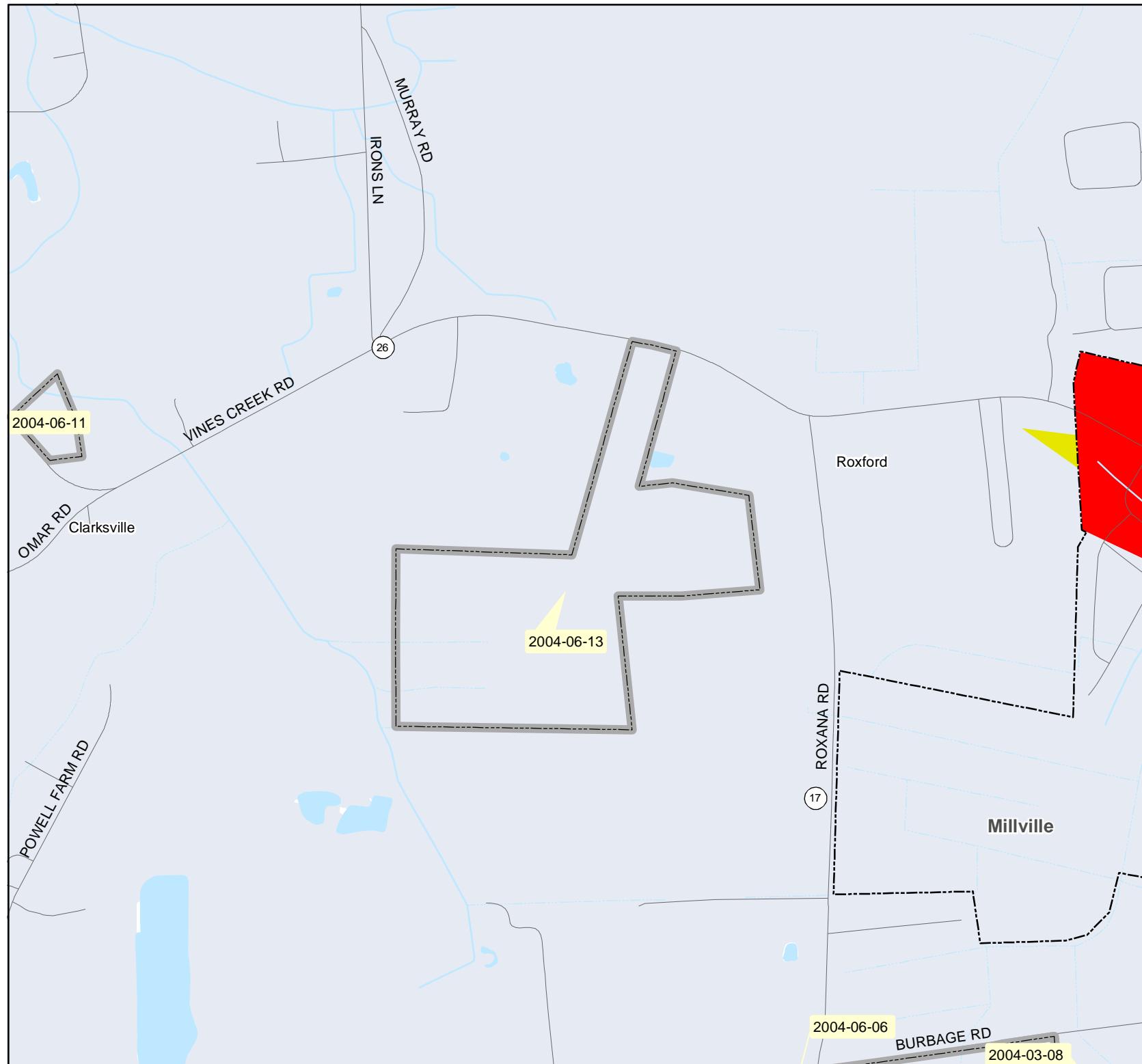




Preliminary Land Use Service (PLUS)

84 Lumber
2004-06-13

- Project Area
 - Municipalities
 - Public-Owned
 - Ag District
 - Purchased Dev. Rights
- State Strategy Level**
- Community
 - Developing Area
 - Secondary
 - Sensitive
 - Rural

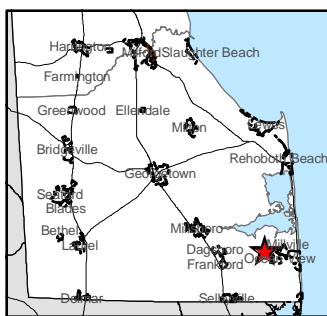


0 280 560 1,120 Feet

1:10,000

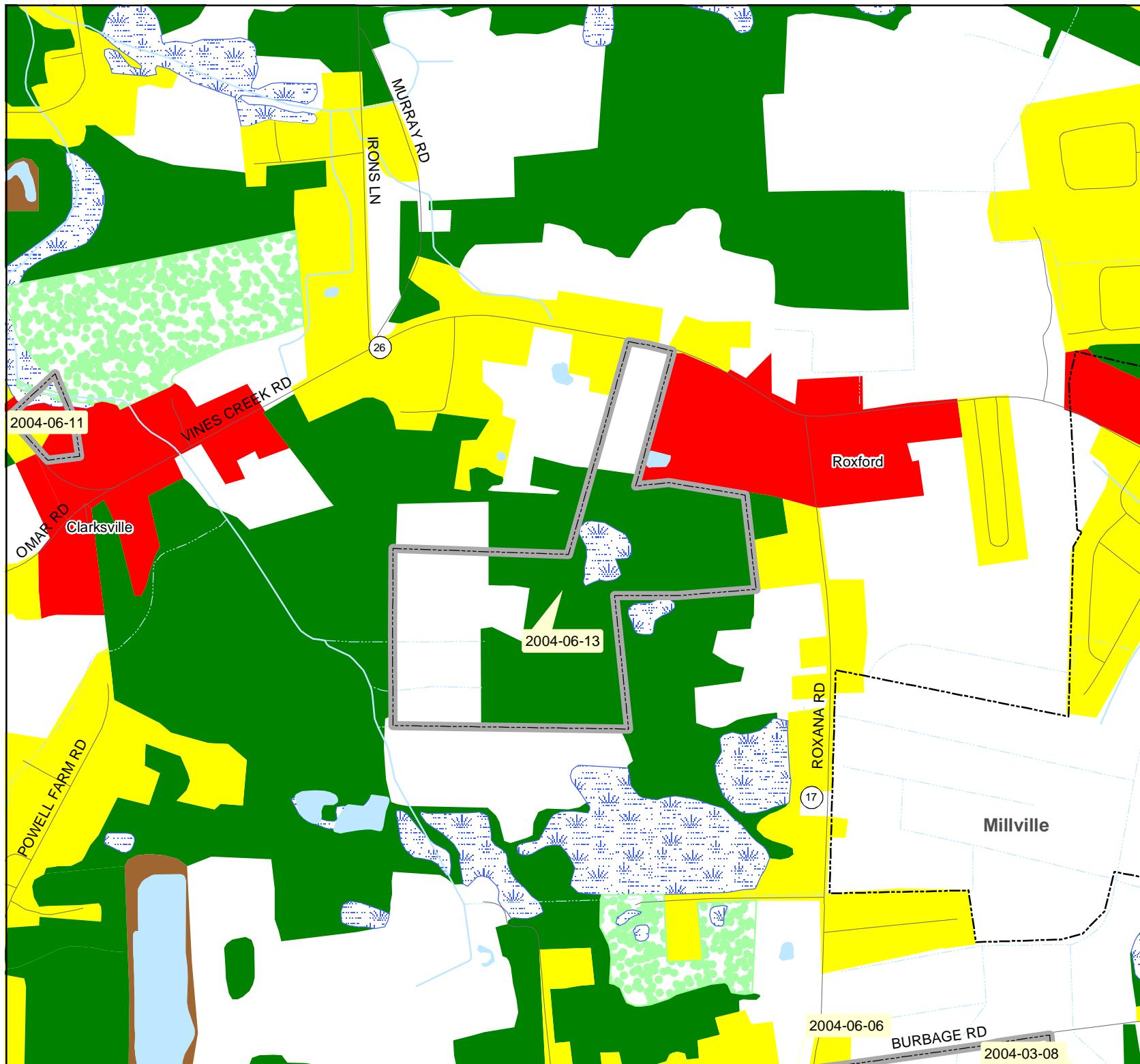


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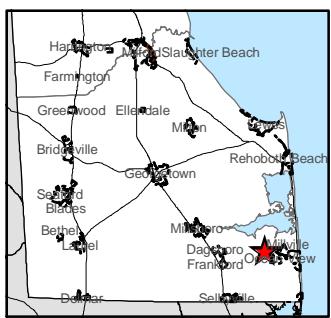


0 280 560 1,120 Feet

1:10,000



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2002 False-Color
InfraRed Orthophotography

Project Area
Municipalities



0 280 560 1,120
Feet

1:10,000



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